

022901

WARRANTY DEED

NO TRANSFER  
TAX PAID

Know All Men By These Presents

That JOSEPH M. DONATO and JOHN B. DONATO of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by JOSEPH M. DONATO and JOHN B. DONATO of Waterville in the County of Kennebec and State of Maine and JOHN P. DONATO of Houlton in the County of Aroostook and State of Maine, and whose mailing address is c/o Joseph M. Donato, 6 Westview Street, Waterville, Maine 04901, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said JOSEPH M. DONATO, JOHN B. DONATO AND JOHN P. DONATO, as joint tenants and not as tenants in common, their heirs and assigns forever;

The unit known as Unit 13 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, entitled "Ridgewood East Townhouse Condominiums" and filed in the Kennebec County Registry of Deeds in Plan File E-87017, as supplemented by the plat filed in Plan File #E-88071. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated January 28, 1987, and is recorded in said Registry of Deeds in Book 3101, Page 308, as amended by Amendment dated August 3, 1987, and recorded in said Registry in Book 3207, Page 112, and by Amendment dated April 19, 1988, and recorded in said Registry in Book 3334, Page 262 and the same are incorporated by reference herein. The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files #E-87018, E-87019 and E-87020 as supplemented in #E-88072, E-88073, E-88074 and E-88075.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

Being the same premises conveyed to Joseph M. Donato and John B. Donato by Warranty Deed of FSD Associates, Inc., dated June 21, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3371, Page 81.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JOSEPH M. DONATO, JOHN B. DONATO and JOHN P. DONATO, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said JOSEPH M. DONATO and JOHN B. DONATO have hereunto set our hands and seals this 23<sup>rd</sup> day of September, 1988.

Signed, Sealed and Delivered  
in the presence of

H. Bonnie Brown

H. Bonnie Brown

Joseph M. Donato  
JOSEPH M. DONATO

John B. Donato  
JOHN B. DONATO

32-65-13

STATE OF MAINE  
COUNTY OF ~~KENNEBEC~~  
SOMERSET

Date: September 23, 1988

Personally appeared the above named JOSEPH M. DONATO and acknowledged the above instrument to be his free act and deed.

Before me,

H. Bonnie Brown  
Notary Public  
Print Name H. Bonnie Brown  
My Commission Expires \_\_\_\_\_

H. BONNIE BROWN  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES OCTOBER 6, 1990



RECEIVED KENNEBEC SS.

1988 SEP 27 AM 9:00

ATTEST: Thomas Paul Thomas  
REGISTER OF DEEDS